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VOLUNTARY AGREEMENT

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THIS VOLUNTARY AGREEMENT, made and entered into on this 5th day of April, 1995, by and between Veronica E. Raglin, Commissioner of Single Member District 6A14 and Frazer Walton, Acting President, Kingman Park Civic Association, duly authorized representatives of the parties of the first part, (hereinafter, "Protestants"), and the party of second part, Silverman's Mun Liquor, Inc., (hereinafter, "Applicant"), a District of Columbia corporation.

W I T N E S S E T H

WHEREAS, Applicant has filed an application with the District of Columbia Alcoholic Beverage Control Board ("ABC Board") for issuance of a Class A Retailer's License for premises at 2033 Benning Road, N.E.; and

WHEREAS, Protestants have filed before the ABC Board a protest opposing grant of the referenced application, initiating a project proceeding before the ABC Board known and styled as Case No. 67-95037P; and

WHEREAS, in recognition of the ABC Board's policy of encouraging parties to protest proceedings to settle their differences by reaching voluntary agreements, the parties hereto are desirous of entering voluntarily into an agreement whereby, subject to the approval of the ABC Board, Applicant will agree to adopt certain measures to address the Protestants concerns, and Protestants will agree to issuance of the ABC license, and withdrawal of their protest.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings memorialized herein, the parties hereby agree as follows:

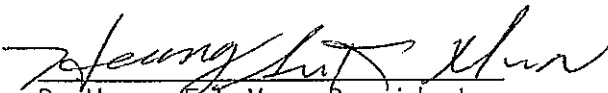
1. Applicant shall not display advertisements for the sale of alcohol or tobacco products that occupy more than 25% of the areas of exterior space available for advertising.
2. Applicant agrees to pick up trash and rubbish outside the premises at least once a day.
3. Applicant shall erect and maintain a fence surrounding the side-rear portion of the premises. The parties hereby recognize that applicant has erected a fence as of date of this voluntary agreement.

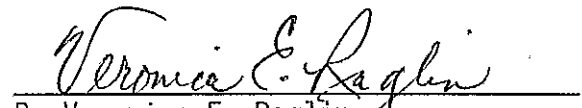
4. Applicant shall place "No loitering" signs on the exterior of the premises.
5. In the event that Applicant transfers the license, or adopts any change in the nature of the operation constituting a "substantial change," as that term is defined in 23 DCMR Section 505, Applicant shall notify a designated representative of Protestants and Advisory Neighborhood Commission 6A14 in writing no less than 30 days before consummating such transfer or substantial change.
6. Protestants hereby withdraw their protest, and consent to the issuance of the license upon the terms and conditions set forth above.

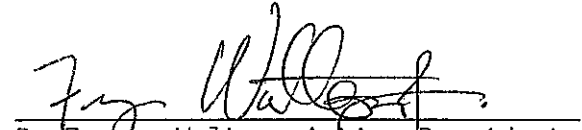
IN WITNESS WHEREOF, the parties place their hands, on the date first written.

APPLICANT

PROTESTANTS


By Heung Fuk Mun, President
Silverman's Mun Liquors, Inc.


By Veronica E. Raglin
Commissioner-SMD 6A14


By Frazer Walton, Acting President
Kingman Park Civic Association

BEFORE
THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD

In the Matter of:

Silverman's Mun Liquors, Inc.
t/a Silverman's Liquors
Application for a Retailer's
License Class "A" - renewal
at premises
2033 Benning Road, N.E.
Washington, D.C.

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) Case No. 67-95037P
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Veronica E. Raglin, Single Member District Commissioner, Advisory
Neighborhood Commission 6A14, Protestant

Heung Suk Mun, President, on behalf of Applicant

BEFORE: MARY EVA CANDON, ESQUIRE, Chairperson
DENNIS BASS, Member
JAMES C. JEFFERSON, Member
JAMES L. O'DEA, III, ESQUIRE, Member
BARBARA L. SMITH, ESQUIRE, Member

ORDER ON WITHDRAWN PROTEST

The application, having been protested, came before the Board for public hearing on April 5, 1995, in accordance with D.C. Code Section 25-115 (c)(5)(1993 Supp.), providing for remonstrants to be heard. Veronica E. Raglin, Single Member District Commissioner, Advisory Neighborhood Commission 6A14, filed a timely protest letter dated March 21, 1995.

The official records of the Board reflect that the parties have now reached an Agreement which has been reduced to writing, and has been properly executed and filed with the Board.^{1/} Pursuant to the Agreement, the Protestant has agreed to withdraw her protest provided, however, that the Board's approval of the pending application is conditioned upon the licensee's continuing compliance with the terms of the Agreement.

1/ See Agreement dated May 3, 1995.

Silverman's Mun Liquor, Inc.
t/a Silverman's Liquors
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Accordingly, it is this 31ST day of May 1995,
ORDERED that:

1. The protest of Veronica E. Raglin, Single Member District Commissioner, Advisory Neighborhood Commission 6A14, be, and the same hereby, is WITHDRAWN;
2. The above-referenced Agreement between the parties be, and the same hereby, is INCORPORATED as part of this Order;
3. The application of Silverman's Mun Liquor, Inc. t/a Silverman's Liquors for a retailer's license class A - renewal at premises 2033 Benning Road, N.E., be, and the same hereby, is GRANTED; and,
4. Copies of this Order shall be sent to the Protestant and the Applicant.

DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD

Mary Eva Candon, Esquire
Chairman

Dennis Bass
Member

James C. Jefferson
James C. Jefferson,
Member

James L. O'Dea, III, Esquire
Member

Barbara L. Smith, Esquire
Member